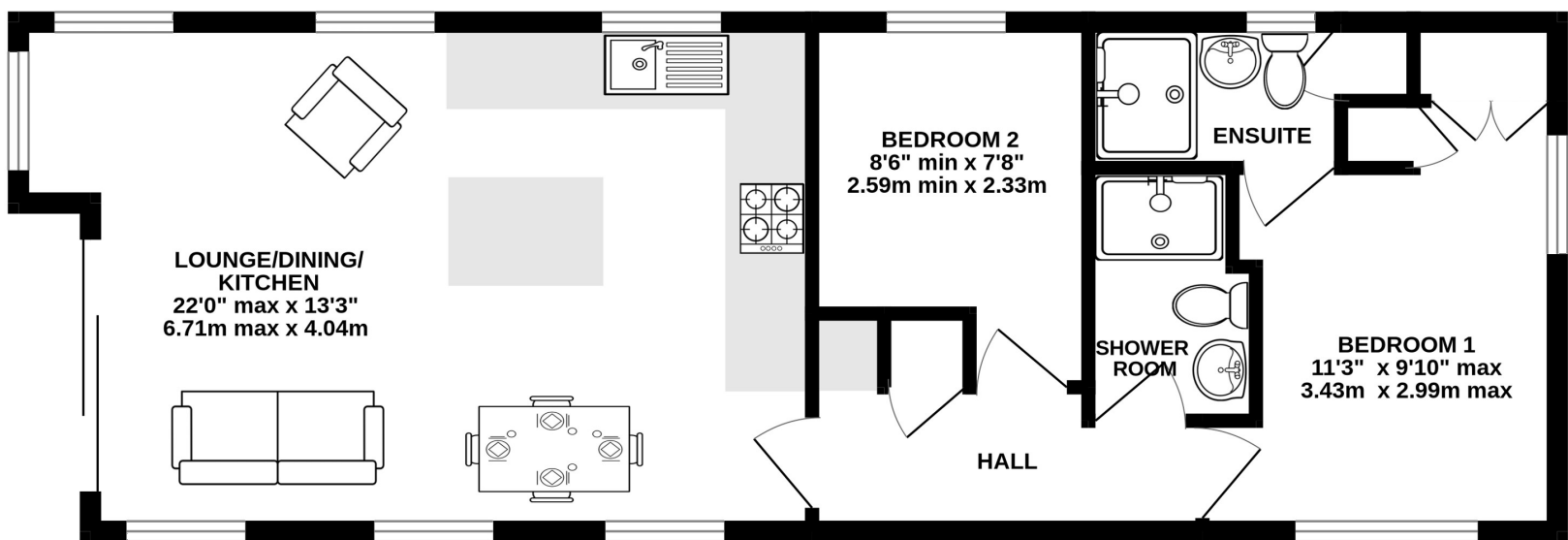




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.



SUMMARY

To say we were stunned when we first lay eyes on this gorgeous coastal holiday home park would be an understatement! Set beside a private, tranquil lake with the ability to row, canoe or paddleboard if you wish and with a fabulous residents jetty with space to eat/drink beside the water, this pristine park really does offer something unique and not normally found on the Solway plain. Properties will enjoy gorgeous views over the lake and some even benefit from generous decking on the waterside, plus there are a number of charging points already on site for those with electric vehicles. This lovely two bedroom caravan includes an open plan living/dining/kitchen with furniture and quality appliances, a main bedroom with en-suite shower room, plus a twin bedroom with separate shower room and handy allocated parking. With all this plus the sandy beaches of the Solway coast right on your doorstep and easy access to Keswick and the Lake District National Park, it really will be hard to beat!

ENTRANCE

A double glazed door leads into hall

ENTRANCE HALL

Double glazed window to front, radiator, bench with coat hooks, built in cupboard, doors to rooms

LIVING/DINING/KITCHEN

A triple aspect open plan room divided into three areas. The living area has double glazed sliding doors leading out to a veranda, picture double glazed window to side, two double glazed windows to both front and rear, fitted sofa and two chairs, two double radiators.

The dining area has fitted table and chairs, double glazed window to front, vertical radiator

The kitchen area includes a stylish range of base and wall mounted units with work surfaces, LPG 5 ring gas hob with oven and extractor, single drainer sink unit, centre island with breakfast bar, integrated washing machine, dishwasher, fridge freezer and microwave, double glazed window to rear, wood style flooring

BEDROOM 1

A double aspect room with double glazed windows to front and side, double bed with bedside cabinets, bench window seat with dressing table, double radiator, double and single wardrobe, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to rear, shower enclosure with thermostatic shower unit, bowl type sink unit with cupboard under, low level WC. Chrome towel rail, extractor fan, cupboard housing combi boiler

BEDROOM 2

A twin bedroom with two single beds, double wardrobe, radiator, dressing table, double glazed window to rear

SHOWER ROOM

Double shower enclosure with thermostatic shower unit, bowl style sink unit, low level WC. Chrome towel rail, extractor fan, wood effect flooring

EXTERNALLY

The property will be set in a stunning setting near the lake shore and will benefit from a veranda allowing views over the water. There is ample parking to the side and the park also benefits from a communal pier with space for entertaining and a small area of sand on the shore.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: N/A

Tenure: Licence agreement

Services: Water and LPG electric are connected, mains drainage

Fixtures & Fittings: Carpets and blinds, furniture, all white goods

Site Fees: £3000pa including VAT. Fees include water bill.

Site open from 1st January to 31st December each year.

DIRECTIONS

From Cockermouth take the A595 towards Carlisle and before reaching Moota turn left on the hill top to Aspatria. Continue into the town to a staggered crossroads in the centre and head straight on down the left side of the petrol station. Continue past the left turn to Westnewton and bear left at the fork continuing on the same road. After around 2 miles take the 4th lane on the left hand side and the park entrance will be found on the left.

